

TALLEY HO PUBLIC IMPROVEMENT DISTRICT

MEDINA COUNTY, TEXAS

SERVICE AND ASSESSMENT PLAN

SEPTEMBER 16, 2024

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

TALLEY HO PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On March 10, 2022 (the “Creation Date”), the County Commissioners Court (the “County Commissioners Court”) of Medina County, Texas (the “County”) passed and approved Resolution No. 2022-3-10-2 approving and authorizing the creation of the Talley Ho Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district all of which is located within the extraterritorial jurisdiction of the City of San Antonio, Texas (the “City”).

The property in the PID is proposed to be developed in approximately three phases, and the PID will finance Authorized Improvements for each phase as each phase is developed. Assessments will be imposed on the property in each phase for the Authorized Improvements to be constructed for the benefit of that phase.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Talley Ho Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, thereof, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Assessment Roll for the PID is included as Appendix F of this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the County. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise), (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the County or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest Component” means the amount collected by application of the Additional Interest.

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID (including any Maintenance Assessment, as defined in Section V.D), (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi)

investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses for services relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the official, employee, or designee of the County, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the County Commissioners Court, who shall have the responsibilities provided for herein.

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments, including both principal and interest, as shown on the Assessment Rolls attached hereto as Appendix F or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Delinquency and Prepayment Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in Section IV of this Service and Assessment Plan.

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Order and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Assessment Order” means the Order adopted by the County Commissioners Court approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessment.

“Assessment Revenues” mean the revenues actually received by or on behalf of the County from the collection of Assessments.

“Assessment Roll” means the Improvement Area #1 Assessment Roll or any other listing of Assessments in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

“Bonds” mean any bonds issued by the County in one or more series and secured in whole or in part by the Assessment Revenues.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements, which shall be in the form attached to the Trust Indenture pursuant to which the related series of Bonds is issued or the Financing Agreement, if applicable.

“Completion Agreement” means that certain “Completion Agreement”, dated as of October 1, 2024, between the County, BOKF, NA, as Trustee for the Improvement Area #1 Bonds, and the Developer pursuant to which the Developer has agreed to initially fund, from its private sources, certain costs of Major Improvements and/or other Authorized Improvements benefiting a particular Improvement Area that are not otherwise paid directly from the proceeds of Bonds.

“City” means San Antonio, Texas.

“County” means Medina County, Texas.

“County Commissioners Court” means the duly elected governing body of the County.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent Annual Installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Annual Installment of an Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

“Delinquency and Prepayment Reserve” has the meaning set forth in Section V.H. of this SAP.

“Developer” means JEN TEXAS 26 LLC, a Texas limited liability company.

“Development Agreement” means that certain “Development Agreement” by and between the County and the Developer and related to the Property, effective March 10, 2022, and as the same may be amended from time to time.

“Financing Agreement” means that certain “Financing Agreement” by and between the County and Developer related to the Property, effective October 1, 2024, and as the same may be amended from time to time.

“Future Improvement Areas” means Improvement Areas that are fully developed after Improvement Area #1, as such areas are generally depicted in Appendix A. The Future Improvement Areas are subject to adjustment and are shown only as an example.

“Future Improvement Area Improvements” means those Authorized Improvements associated with any Future Improvement Area(s) that specially benefit only the property within such Future Improvement Areas.

“Homeowner Association” or “HOA” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

“Homeowner Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner’s Association.

“Improvement Area” means one or more Parcels within the PID that will be developed in the same general time period.

“Improvement Area #1” means the initial Improvement Area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix F.

“Improvement Area #1 Assessed Property” means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Projects is levied.

“Improvement Area #1 Assessment Revenues” mean the actual revenues received by or on behalf of the County from the collection of Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for Improvement Area #1 Projects.

“Improvement Area #1 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix F, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update.

“Improvement Area #1 Bonds” mean Bonds issued to finance or refinance the Actual Costs of the Improvement Area #1 Projects remaining to be financed by the Developer pursuant to the Financing Agreement.

“Improvement Area #1 Improvements” mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.C.

“Improvement Area #1 Maximum Assessment Per Unit” means for Improvement Area #1, an Assessment per unit related to the Improvement Area #1 Projects for each applicable Lot Type as follows: Lot Type 1 (50 Ft Lot) - \$29,610.91

“Improvement Area #1 Projects” means (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1 and (ii) the Improvement Area #1 Improvements.

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of Medina County, Texas.

“Lot Type” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the County Commissioners Court. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the County Commissioners Court.

“Major Improvements” means the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

“Major Improvement Area” means the property within the PID, excluding Improvement Area #1, which is to be developed subsequent to Improvement Area #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.D.

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Medina County Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Medina County.

“Phased PID Bonds” means Bonds issued to fund Authorized Improvements (or a portion thereof) in an Improvement Area or in Improvement Areas. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Improvement Area(s) in question.

“PID” has the meaning set forth in Section I.A of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the County as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Medina County, a school district, the City, or any other local government, political subdivision, or public agency, whether in fee simple or through an exclusive use easement.

“SAWS” means the San Antonio Water System, acting by and through its Board of Trustees.

“Service and Assessment Plan” or “SAP” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

“Trust Indenture” means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the County and contains approximately 216.926 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 753 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development

Proposed Development	Quantity	Measurement
Lot Type 1 (50 Ft Lot)	753	Units
Total	753	Units

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 69.583 acres and is projected to consist of 275 single family residential units, to be developed as Improvement Area #1, as further described in Section III. A map of the property within Improvement Area #1 and depicting the boundaries is shown in Appendix A.

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
50 Ft Lot	275	Units
Total	275	Units

C. PROPERTY INCLUDED IN FUTURE IMPROVEMENT AREAS

The Future Improvement Areas consist of approximately 147.364 acres and are projected to consist of 478 single family residential units. A map of the property within the Future Improvement Areas and depicting the boundaries is shown in Appendix A.

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Table II-C
Proposed Development – Future Improvement Areas

Proposed Development	Quantity	Measurement
50 Ft Lot	478	Units
Total	478	Units

As Future Improvement Areas are developed, Phased PID Bonds are expected to be issued for each new Improvement Area. In connection with the issuance of each new Phased PID Bonds, this Service and Assessment Plan will be updated to add additional details of each new Improvement Area(s) as shown for Improvement Area #1 in Section II.B. A map of the projected property within each Future Improvement Area is shown in Appendix A. The Future Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Roll included as Appendix F.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer’s estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the County has determined at this time to undertake only Authorized Improvements listed in Section III.B and

Section III.C and shown in the opinion of probable costs and on the diagrams included as Appendix B for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the County and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND BUDGETED COSTS OF MAJOR IMPROVEMENTS

The Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements are as follows:

Roadway Improvements

Street Improvements

The street improvement portion of the Major Improvements consists of the construction of road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the PID. All roadway projects will be designed and constructed in accordance with City standards and specifications, will be owned by the County, and maintained by the Homeowner Association.

SH-211 Improvements

The SH-211 road improvement portion of the Major Improvements consists of the construction of road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the PID. All roadway projects will be designed and constructed in accordance with TXDOT design criteria and specifications, will be owned by TXDOT, and maintained by TXDOT.

Water System Improvements

The water system improvements portion of the Major Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the PID. The water system improvements will be designed and constructed according to SAWS standards and will be owned and operated by SAWS.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service within the PID. The sanitary sewer improvements will be designed and

constructed according to SAWS standards and specifications and will be owned and operated by SAWS.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications, will be owned by the County, and maintained by the Homeowner Association.

Other Soft and Miscellaneous Costs

The soft and miscellaneous costs portion of the Major Improvements consists of engineering and surveying, project management fees, City inspection fees, contingency, district formation costs, and other soft and miscellaneous costs.

**Table III-A
Budgeted Costs – Major Improvements**

Authorized Improvements	Total Major Improvement Costs	Improvement Area #1 Allocated Amount	Future Improvement Areas Allocated Amount
Roadway improvements			
Street improvements	\$1,402,117	\$512,061	\$890,056
SH-211 improvements	\$1,709,747	\$624,410	\$1,085,337
Water improvements	\$1,061,880	\$387,805	\$674,075
Sanitary sewer improvements	\$990,299	\$361,663	\$628,636
Storm Drainage improvements	\$2,140,334	\$781,662	\$1,358,671
Other soft and miscellaneous costs ¹	\$1,760,875	\$643,082	\$1,117,793
Total Authorized Improvements	\$9,065,253	\$3,310,683	\$5,754,569

Note: Costs provided by JEN TEXAS 26 LLC. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Assessment relating to Major Improvements does not increase.

¹ Includes the \$300,000 in District Formation Costs incurred by the Developer.

C. DESCRIPTIONS AND BUDGETED COSTS OF IMPROVEMENT AREA #1

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #1 Projects are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #1 Improvements are as follows:

Street Improvements

The street improvement portion of the Improvement Area #1 Improvements consists of the construction of road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications, will be owned by the County, and maintained by the Homeowners Association.

Water System Improvements

The water system improvements portion of the Improvement Area #1 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #1 Assessed Property. The water system improvements will be designed and constructed according to SAWS standards and will be owned and operated by SAWS.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed according to SAWS standards and specifications and will be owned and operated by SAWS.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the Improvement Area #1 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications, will be owned by the County, and maintained by the Homeowner Association.

Other Soft and Miscellaneous Costs

The soft and miscellaneous costs portion of the Improvement Area #1 Improvements consists of engineering and surveying, project management fees, City inspection fees, contingency, and other soft and miscellaneous costs.

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Table III-B
Budgeted Costs - Improvement Area #1 Projects

Authorized Improvements	Major Improvements Allocable to Improvement Area #1	Improvement Area #1 Improvements	Improvement Area #1 Projects
Roadway improvements			
Street improvements	\$512,061	\$2,585,158	\$3,097,219
SH-211 improvements	\$624,410	\$0	\$624,410
Water improvements	\$387,805	\$1,434,776	\$1,822,581
Sanitary sewer improvements	\$361,663	\$1,855,454	\$2,217,117
Storm Drainage improvements	\$781,662	\$707,010	\$1,488,672
Other soft and miscellaneous costs	\$643,082	\$1,316,480	\$1,959,562
Total Authorized Improvements	\$3,310,683	\$7,898,877	\$11,209,560

Note: Costs provided by JEN TEXAS 26 LLC. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Assessment relating to Improvement Area #1 does not increase.

D. FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed and Phased PID Bonds are issued, this SAP will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside each Future Improvement Area (e.g. a Table III-B will be added to show the costs for the specific Authorized Improvements financed within the specific Future Improvement Area being developed).

The Parcels within an Improvement Area will be assessed in connection with the issuance of Phased PID Bonds for payment of Actual Costs of the Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated that the Major Improvements will be completed and accepted by the County and SAWS, as applicable, in the 4th quarter of 2026. It is anticipated that the Improvement Area #1 Improvements will be completed and accepted by the County and SAWS, as applicable, in the 4th quarter of 2026. At some point after all or a portion of the Improvement Area #1 Improvements are constructed, a second Improvement Area will begin development, with each Future Improvement Area to be subsequently developed corresponding to the Service and Assessment Plan to be proposed with that development.

The Budgeted Costs for the Improvement Area #1 Projects plus costs related to the issuance of the Improvement Area #1 Bonds and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #1 are \$12,962,772 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

As Future Improvement Areas are developed in connection with the issuance of Phased PID Bonds, this Service and Assessment Plan will be amended (e.g. Table IV-A.2 will be added for Improvement Area #2, etc.).

Table IV-A shows the projected sources and uses of funds for the Improvement Area #1 Projects. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A
Projected Sources and Uses – Improvement Area #1 Projects

Sources of Funds	Total
Assessment Amount	\$8,143,000
Other Funding Sources ¹	\$4,819,772
Total Sources	\$12,962,772
Uses of Funds	
<i>Major Improvements:</i>	
Roadway improvements	
Street improvements	\$512,061
SH-211 improvements	\$624,410
Water improvements	\$387,805
Sanitary sewer improvements	\$361,663
Storm Drainage improvements	\$781,662
Other soft and miscellaneous costs	\$643,082
<i>Subtotal Major Improvements</i>	<i>\$3,310,683</i>
<i>Improvement Area #1 Improvements²:</i>	
Roadway improvements	
Street improvements	\$2,585,158
Water improvements	\$1,434,776
Sanitary sewer improvements	\$1,855,454
Storm drainage improvements	\$707,010
Other soft and miscellaneous costs	\$1,316,480
<i>Subtotal Improvement Area #1 Improvements</i>	<i>\$7,898,877</i>
<i>Bond Issuance Costs:</i>	
Cost of Issuance	\$511,243
Capitalized Interest	\$379,598
Reserve Fund	\$558,081
Administrative Expense	\$60,000
Underwriter's Discount	\$244,290
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,753,212</i>
Total Uses	\$12,962,772

¹ Represents required Developer contribution under the Completion Agreement that is not subject to reimbursement.

² See Table III.B for details.

As Future Improvement Areas are developed, Phased PID Bonds may be issued and/or a reimbursement agreement may be executed to finance the Actual Costs of Authorized Improvements required for each new Future Improvement Area.

B. PROJECTED FIVE YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness is shown by Table IV-B. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness –
Improvement Area #1 Projects

Year	Annual Projected Cost ¹	Annual Projected Indebtedness	Other Funding Sources	Projected Improvement Area #1 Annual Installments ^{2,3}
2024	\$2,592,554	\$8,143,000	\$4,819,772	\$0
2025	\$5,185,109	\$0	\$0	\$0
2026	\$5,185,109	\$0	\$0	\$659,996
2027	\$0	\$0	\$0	\$658,964
2028	\$0	\$0	\$0	\$659,687
2029	\$0	\$0	\$0	\$659,059
2030	\$0	\$0	\$0	\$659,135
2031	\$0	\$0	\$0	\$659,860
Total	\$12,962,772	\$8,143,000	\$4,819,772	\$3,956,701

¹Assumes Actual Costs are incurred over the next three years.

²Administrative Expenses for the year 2025 are being funded with Bond proceeds, and interest on the Improvement Area #1 Bonds for year 2025 is being funded with capitalized interest.

³Includes amounts to be paid from assessments related to the Improvement Area #1 Bonds.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, and the prorated costs associated with setting up the PID allocated to Improvement Area #1. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

As Future Improvement Areas are developed, in association with issuing Phased PID Bonds and/ or executing of a reimbursement agreement for each Future Improvement Area, a Table IV-C will be added to identify the Actual Costs of the Authorized Improvements to be financed by each new series of the Phased PID Bonds and/ or reimbursement agreements and the projected indebtedness resulting from each additional series of the Phased PID Bonds and/ or reimbursement agreements.

C. MAINTENANCE OF THE ROADWAY AND STORM DRAINAGE

Administrative and operation expenses of the PID shall include, as needed, the expenses of maintaining and repairing the roadway improvements and storm drainage improvements in order to operate and maintain such Authorized Improvements, if not maintained per the hereinafter defined Maintenance Agreement, in a manner consistent with the County's standards for

maintenance of similar public improvements throughout the County and as further described in such Maintenance Agreement. The Annual Installments may include maintenance expenses in an amount sufficient to cover such necessary repairs and maintenance (the “Maintenance Assessment”) as described in Section V.D to pay such expenses.

The County shall enter into a “Maintenance Agreement” with the HOA wherein the HOA agrees to maintain, repair, and keep in good condition and working order the public roads and storm drainage improvements within the District, including the roadway improvements and storm drainage improvements that are Authorized Improvements (the “Maintained Improvements”) in accordance with the standards set forth herein. In the event the HOA fails to maintain, repair, and keep in good condition and working order the applicable Maintained Improvements, in accordance with the standards set forth in the Maintenance Agreement, the County may assume such responsibilities (at the County’s discretion, either directly or by contract with a third party). County costs from time to time incurred through the assumption of responsibility of maintaining, repairing, and keeping in good condition and working order the Maintained Improvements (which costs may, at the County’s discretion, be initially funded from lawfully available County funds other than those derived from Assessment Revenues) shall be recoverable by the County, at its discretion (but subject only to the limitations under applicable Texas law at such time in effect) by levy and imposition of one or more Maintenance Assessments, payable currently or in Annual Installments, upon the owners from time to time of benefitted Property within the District. Any such Maintenance Assessments shall be made generally in accordance with the general provisions of this Service and Assessment Plan. Prior to collection of any Maintenance Assessments, the Annual Service Plan Update to this Service and Assessment Plan shall be updated to reflect the specifics of such Maintenance Assessments (to include description of the costs for which a Maintenance Assessment is being collected as part of the Administrative Expenses, the amount of Maintenance Assessment, and whether such Maintenance Assessment shall be currently due in full or paid from Annual Installments collected over time). The Maintenance Assessment in any given year shall not exceed an equivalent tax rate of \$0.06 per \$100 taxable assessed value of the applicable Assessed Property.

D. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The “PID Assessment Notice” is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the County Commissioners Court against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments, the costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Authorized Improvements

For the purpose of this Service and Assessment Plan, the County Commissioners Court has determined that the Budgeted Costs of the Authorized Improvements to be financed with the Improvement Area #1 Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the projected number of units to be developed within the PID.

Based on the Budgeted Costs of the Improvement Area #1 Projects as set forth in Table III-B, the County Commissioners Court has determined that the benefit to Improvement Area #1 Assessed Property of the Improvement Area #1 Projects is at least equal to the Assessments that are being levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel of Improvement Area #1 Assessed Property, the Assessment applicable to it will then be apportioned pro-rata based on the estimated number of Lots subdivided from such Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionally among each Parcel based on the number of Lots in the platted Parcel, as calculated and shown in Appendix F using the types, number and average home value of Lots anticipated to be developed on each Parcel.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for Future Improvement Areas

When any given Future Improvement Area is developed, and Phased PID Bonds for that Future Improvement Area are being issued, this Service and Assessment Plan will be amended to determine the assessment methodology that result in the imposition of equal shares of the Actual Costs on Assessed property similar benefitted within that Improvement Area.

B. INTRODUCTION

The PID Act requires the County Commissioners Court to apportion the Actual Costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of

the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed development financing program entails a series of Bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Improvement Area #1 Bonds in 2024, subsequent Bond financings may be incurred or issued in the future as the subsequent Future Improvement Areas are gradually constructed.

The purpose of this gradual issuance of Bonds in phases is to mirror the actual development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

Additionally, phased issuance of debt will maintain a prudent value to lien ("VtL") within the financing program. In order to maintain a prudent VtL, the initial issuance of bonds for a specific set of Authorized Improvements may not fund the entire desired level of public infrastructure because the property value is not high enough to support the entire debt load at the VtL chosen for the development. In that case, the Developer will need to fund the additional infrastructure costs with cash at closing. This cash investment by the Developer for certain Authorized Improvements, if necessary, can be reimbursed by a subsequent parity lien bond financing, secured by the same Assessments, once the assessed property is partially or fully developed and the value has increased sufficiently to permit the issuance of the additional bonds in a prudent fashion.

For purposes of this Service and Assessment Plan, the County Commissioners Court has determined that the costs of the Authorized Improvements shall be allocated as described below:

The Budgeted Costs of the Improvement Area #1 Projects are allocated to the Improvement Area #1 Assessed Property on the basis of units and that such method of allocation will result in the imposition of equal shares of the Actual Costs of the Authorized Improvements to Parcels similarly benefited.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from the direct Authorized Improvements that will benefit each individual improvement area and that are to be financed with

Phased PID Bonds. Therefore, only Parcels within Improvement Area #1 are assessed for the special benefits conferred thereon at this time because of the Improvement Area #1 Projects.

In connection with the issuance of Phased PID Bonds, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Improvement Area receives from the specific Authorized Improvements funded with those Phased PID Bonds issued with respect to that Future Improvement Area. Prior to assessing Parcels located within Future Improvement Areas in connection with issuance of Phased PID Bonds, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the Improvement Area #1 as a result of the Improvement Area #1 Projects, (ii) provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments that are levied on the Improvement Area #1 Assessed Property for such Authorized Improvements, and (iii) established the methodologies by which the County Commissioner's Court allocates and reallocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares of the Actual Costs of the Authorized Improvements being apportioned to Parcels similarly benefited. The determination by the County Commissioners Court of the assessment methodologies set forth below is the result of the discretionary exercise by the County Commissioners Court of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Improvement Area #1 Assessed Property.

C. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix C to this Service and Assessment Plan) authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Improvement Area #1 Assessed Property has acknowledged that the Improvement Area #1 Projects confer a special benefit on the Improvement Area #1 Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Improvement Area #1 Assessed Property by the Improvement Area #1 Projects exceeds the amount of the Assessments.

The Improvement Area #1 Projects provide a special benefit to the Improvement Area #1 Assessed Property as a result of the close proximity of these improvements to the Improvement Area #1 Assessed Property and the specific purpose of these improvements of providing infrastructure for the Improvement Area #1 Assessed Property. In other words, the Assessed Property could not be

used in the manner proposed without the construction of the Improvement Area #1 Projects. The Improvement Area #1 Projects are being provided specifically to meet the needs of the Improvement Area #1 Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Improvement Area #1 Projects that are required for the highest and best use of the Improvement Area #1 Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (Dictionary of Real Estate Appraisal, Third Edition.) The Improvement Area #1 Projects are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Improvement Area #1 Assessed Property as described herein will require the construction of the Improvement Area #1 Projects.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Improvement Area #1 Projects will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed, vs. carryable rate, credit quality), the tax exempt bonds will have a lower interest rate than debt that is not tax exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer’s option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Improvement Area #1 Projects.

Each owner of the Improvement Area #1 Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the County Commissioners Court as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Order, and (iii) the levying of Assessments on the Improvement Area #1 Assessed Property. Use of the Improvement Area #1 Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Improvement Area #1 Projects be acquired, constructed, installed, and/or improved. Reimbursing the Actual Costs of the Improvement Area #1 Projects through the PID has been determined by the County Commissioners Court to be the most beneficial means of doing so. As a result, the Improvement Area #1 Projects result in a special benefit to the Improvement Area #1 Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence and information provided to the County Commissioners Court.

In summary, the Improvement Area #1 Projects result in a special benefit to the Improvement Area #1 Assessed Property for the following reasons:

1. The Improvement Area #1 Projects are being provided specifically for the use of the Improvement Area #1 Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Improvement Area #1 Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Improvement Area 1 Projects and the Developer is acting in its interest by consenting to this imposition;
3. The highest and best use of the Improvement Area #1 Assessed Property is the use of the Improvement Area #1 Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
4. Financing of the costs of the Improvement Area #1 Projects through the PID is determined to be the most beneficial means of providing for the Improvement Area #1 Projects; and,
5. As a result, the special benefit to the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects will be equal to or greater than the Assessments.

D. MAINTENANCE ASSESSMENT

The annual Maintenance Assessment may be assessed using any methodology that results in the imposition of equal shares of the Maintenance Assessment on Assessed Property similarly benefited. For purpose of this Service and Assessment Plan, the County Commissioners Court has determined that the Maintenance Assessment to be collected in any given year shall be allocated to each Parcel based on a ratio of the taxable assessed value for each Parcel to the aggregate taxable assessed value of all Parcels subject to the Maintenance Assessment.

E. ASSESSMENTS

The Assessments for the Improvement Area #1 Bonds are levied on each Parcel or Lot according to the Improvement Area #1 Assessment Roll. The Annual Installments for the Improvement Area #1 Bonds will be collected on the dates and in the amounts shown on the Improvement Area #1 Assessment Roll, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property is not subject to any Assessments.

See Appendix D for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

F. ALLOCATION OF COSTS TO ASSESSED PROPERTY

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Budgeted Costs of the Major Improvements must be allocated throughout all Assessed Property in the PID. Table V-A on the following page summarizes the allocation of Actual Costs for each type of Major Improvements to Improvement Area #1 and the Future Improvement Areas. The Budgeted Costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 275 single family residential units, and the Major Improvement Area is projected to contain 478 single family residential units. As shown in

Appendix F, the total projected number of units for Improvement Area #1 is calculated as 275.00, and the total projected number of units for the Major Improvement Area is calculated as 478.00. As a result, 36.52 percent of the Budgeted Costs of the Major Improvements (i.e. $275.00 \div 753.00 = 36.52\%$) are allocated to the Improvement Area #1 Assessed Property, and 63.48 percent of the Budgeted Costs of the Major Improvements (i.e., $478.00 \div 753.00 = 63.48\%$) are allocated to Future Improvement Areas. One hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property. The Improvement Area #1 Bonds will fund a portion of the Budgeted Costs of the Improvement Area #1 Projects.

Table V-A
Allocation of the Budgeted Costs of the Major Improvements

Authorized Improvement	Total
Roadway improvements	
Street improvements	\$1,402,117
SH-211 improvements	\$1,709,747
Water improvements	
Sanitary sewer improvements	\$990,299
Storm Drainage improvements	\$2,140,334
Other soft and miscellaneous costs	
Total Major Improvements	
\$9,065,253	
Improvement Area #1	
Projected units	275
% of total units ¹	36.52%
Proportionate share of costs	\$3,310,683
Future Improvement Areas	
Projected units	478
% of total units ¹	63.48%
Proportionate share of costs	\$5,754,569

¹See Table III-A for details.

G. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

H. DELINQUENCY AND PREPAYMENT RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%) (the “Additional Interest”). The interest rate used to determine the Assessments is one half of one percent (0.50%)

per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the “Delinquency and Prepayment Reserve”). The Delinquency and Prepayment Reserve shall be funded until it reaches 5.50% of the principal amount of outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Delinquency and Prepayment Reserve is funded in full, the County may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Assessed Property located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Improvement Area #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds, (ii) to fund the Delinquency and Prepayment Reserve (with respect to the portion of the assessment securing the Improvement Area #1 Bonds) described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Improvement Areas (e.g., an Appendix will be added as the Assessment Roll for Improvement Area #2, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of units to be built on each new subdivided Parcel
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the County Commissioners Court based on the information

available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the County Commissioners Court.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcels shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the County Commissioners Court.

D. MANDATORY PREPAYMENT OF ASSESSMENTS

If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under then applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the County the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

If at any time the Assessment per Unit on a Parcel exceeds the Improvement Area #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the County prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the Improvement Area #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan.

The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Order, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

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E. REDUCTION OF ASSESSMENTS

If after all Authorized Improvements to be funded with a series of Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such Bonds resulting in excess Bond proceeds being available to redeem a portion or all of the then outstanding Bonds, as the case may be, and such excess Bond proceeds shall be applied to redeem Bonds as provided in the Trust Indenture, then the Assessment securing such Bonds, for each Parcel of Assessed Property, shall be reduced by the County Commissioners Court pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding Bonds. If all of the Authorized Improvements are not completed, the County may reduce the Assessments in another method if it determines that such a method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the County Commissioners Court to reflect only the amounts required to repay the Bonds, including interest on the Bonds and Administrative Expenses, and, in such event, any such excess Bond proceeds shall be applied to redeem Bonds. The County Commissioners Court may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the County Commissioners Court to be the most fair and practical means of reducing the Assessments for each Parcel such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds, including interest on the Bonds thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds is equal to the outstanding principal amount of the Bonds.

F. PAYMENT OF ASSESSMENTS

1. Payment in Full

The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

Upon payment in full of the Assessment and all Prepayment Costs, the County shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to

zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the County to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Delinquency and Prepayment Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Each Assessment for the Improvement Area #1 Assessed Property shall be paid with interest related to the actual interest rate on the Improvement Area #1 Bonds (plus Additional Interest) as shown in the Improvement Area #1 Assessment Roll. Interest on the Improvement Area #1 Bonds is based on an interest rate of 4.875% in years 1 through 10 (2025-2034), 5.125% in years 11 through 20 (2035-2044) and 5.350% in years 21 through 30 (2045-2054). Furthermore, the Annual Installments may not exceed the amounts shown on the applicable Assessment Roll. The Improvement Area #1 Assessment Roll is shown in Appendix F.

The Annual Installments shall be reduced to equal the actual costs of repaying the Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The County reserves and shall have the right and option to refund the Bonds and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

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G. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the County Commissioners Court shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the County in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the County. The County Commissioners Court may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

The collection of the first Annual Installment for an Improvement Area #1 Lot or Parcel shall commence with tax bills sent the first October after issuance of a series of Bonds and due prior to February 1.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

H. SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA # 1 BOND ACCOUNT

If proceeds from the Improvement Area #1 Bonds remain after all of the Improvement Area #1 Projects are constructed and accepted by the County, the proceeds may be utilized in accordance with the applicable Trust Indenture.

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VII. THE ASSESSMENT ROLL

A. IMPROVEMENT AREA #1 ASSESSMENT ROLL

The County Commissioners Court has evaluated each Parcel in Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the County Commissioners Court) to determine the amount of Assessed Property within Improvement Area #1.

The Improvement Area #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-A summarizes the \$12,962,772 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, and a portion of the costs of the PID formation and Improvement Area #1 Bonds issuance costs. The par amount of the Improvement Area #1 Bonds is \$8,143,000 which is less than the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is \$8,143,000 plus annual Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Improvement Area #1 Assessment Roll is attached hereto as Appendix F.

Table VII-A
Improvement Area #1 Projects
Special Benefit Summary

Special Benefit	Total Cost
Improvement Area #1 Projects ¹	\$11,209,560
<u>Bond Issuance Costs:</u>	
Cost of Issuance	\$511,243
Capitalized Interest	\$379,598
Reserve Fund	\$558,081
Administrative Expense	\$60,000
Underwriter’s Discount	\$244,290
<i>Bond Issuance Costs</i>	<i>\$1,753,212</i>
Total Special Benefit	\$12,962,772
<u>Special Benefit:</u>	
Total Special Benefit	\$12,962,772
Projected Assessment	\$8,143,000
Excess Benefit	\$4,819,772

¹ See Table III-B for details.

B. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLL

As Future Improvement Areas are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Improvement Areas (e.g. an appendix will be added as the Assessment Roll for Future Improvement Areas).

C. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the County Commissioners Court for approval, annual updates to the Improvement Area #1 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the County and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of this Service and Assessment Plan.

Once the Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The County may elect to designate a third party to serve as Administrator. The County shall notify the Developer in writing at least thirty (30) days in advance before appointing a third party Administrator. The County has designated MuniCap, Inc. as the initial Administrator of the PID.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the County not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the County Commissioners Court for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the County Commissioners Court. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the County Commissioners Court, the decision of the County Commissioners Court shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the County shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination”.

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The County Commissioners Court reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The County Commissioners Court shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

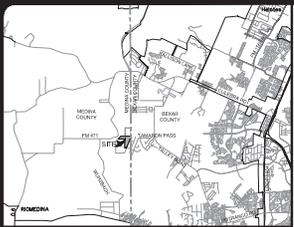
E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the County Commissioners Court in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the County.

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APPENDIX A
PID MAP



LOCATION MAP
NOT-TO-SCALE



82.213 ACRES
45 SRL, INC.
(VOL. 485, PG. 558, ORMC)

82.213 ACRES
45 SRL, INC.
(VOL. 485, PG. 558, ORMC)

32.233 ACRES
45 SRL, INC.
DOCUMENT 20180201396
PUBLIC RECORDS
OF MEDINA COUNTY, TEXAS

32.233 ACRES
45 SRL, INC.
DOCUMENT 20180201396
PUBLIC RECORDS
OF MEDINA COUNTY, TEXAS

82.213 ACRES
45 SRL, INC.
(VOL. 685, PG. 558, ORMC)

PORTION OF
18.5668 ACRES
45 SRL, INC.
VOL. 2, PG. 183 OF
PUBLIC RECORDS
OF MEDINA COUNTY, TEXAS

24.06 ACRES
TALLEY EXTENSION
RENTALIZATION INITIATIVE, LLC
DOCUMENT 2019010871 AND
2019010872, OPBRC

54.75 ACRES
MEDINA REENTLIZATION INITIATIVE, LLC
100-200100331
PR OF MEDINA COUNTY, TEXAS

LEGEND

--- DISTRICT BOUNDARY

TALLY HO DISTRICT
BOUNDARY MAP
MEDINA COUNTY, TEXAS



PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4470 | TEXAS SURVEYING FIRM #13028800

Date: November 05, 2023, 10:56 PM, User: CD, Sheet: 1 of 1, File Path: C:\Users\CD\Documents\Tally Ho District Boundary

THIS DOCUMENT HAS BEEN PROVIDED FROM MATERIAL THAT HAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN IMPROPERLY A/D. THIS DOCUMENT IS THE PROPERTY OF PAPE-DAWSON ENGINEERS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PAPE-DAWSON ENGINEERS.

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

**APPENDIX L
ENGINEER'S OPINION
OF
PROBABLE COST BY PHASE**

Project:	Talley Ho	Client:	Jen Texas 26 LLC
Project No.:	12285-00	Date:	August 9, 2024
Prepared By:	Pape-Dawson Engineers, Inc.	Lots:	275
Quantities From:	IA#1 Improvements	UPA:	3.9
Unit Costs From:	Previous Recent Bids, Agency Average Costs	Acres:	69.58

Talley Ho IA #1

Item No.	Description	Unit	Unit Cost	IA#1	
				Lots	275
				Quantity	ITEM TOTAL
Streets					
1	Mobilization	LS	\$160,000.00	1	\$160,000.00
2	Clearing (ROW and Easement)	LS	\$2,200.00	73	\$159,500.00
3	Street Excavation (Up to ROW)	CY	\$2.75	19810	\$54,477.50
4	Street Embankment (Up to ROW)	CY	\$2.00	8765	\$17,530.00
5	8" Lime Stabilized Subgrade (Local B)	SY	\$2.00	21376	\$42,752.00
6	6" Lime Stabilized Subgrade (Local A)	SY	\$2.00	31412	\$62,824.00
7	Lime	TON	\$260.00	1010	\$262,527.33
8	11" Flexible Base (Local A)	SY	\$11.50	31412	\$361,238.00
9	18.5" Flexible Base (Local B)	SY	\$19.25	21376	\$411,488.00
10	1.5" Type D Asphalt (Local B)	SY	\$9.75	18751	\$182,822.25
11	2.5" Type C Asphalt (Local B)	SY	\$16.50	18751	\$309,391.50
12	3" Type D Asphalt (Black Base)	SY	\$19.50	66	\$1,287.00
13	9" Type B Asphalt (Black Base)	SY	\$70.00	66	\$4,620.00
14	Header Curb	LF	\$18.00	176	\$3,168.00
15	7" Standard Curb	LF	\$10.50	24504	\$257,292.00
16	Barricade Posts	LF	\$160.00	30	\$4,800.00
17	Concrete Sidewalk	SY	\$60.00	2624	\$157,440.00
18	Signage and Striping	LS	\$15,000.00	3	\$45,000.00
19	TPDES	LS	\$20,000.00	3	\$60,000.00
20	ADA Wheelchair Ramps	EA	\$1,350.00	20	\$27,000.00
STREET SUBTOTAL					\$2,585,157.58
Drainage					
1	Excavation	CY	\$2.75	5000	\$13,750.00
2	Embankment	CY	\$1.75	5000	\$8,750.00
3	5' Sidewalk Box	EA	\$4,400.00	6	\$26,400.00
4	6' Sidewalk Box	EA	\$6,900.00	8	\$55,200.00
5	10' Curb Inlet	EA	\$9,500.00	6	\$57,000.00
6	15' Curb Inlet	EA	\$13,000.00	1	\$13,000.00
7	20' Curb Inlet	EA	\$17,500.00	2	\$35,000.00
8	6'x2' Multiple Box Culvert (2 Barrels)	LF	\$1,100.00	120	\$132,000.00
9	36" RCP	LF	\$170.00	30	\$5,100.00
10	5'x3' Single Box Culvert	LF	\$480.00	130	\$62,400.00
11	Storm Drain System Outfall	EA	\$25,000.00	6	\$150,000.00
12	6" Concrete Rip-Rap	SY	\$145.00	290	\$42,050.00
13	Hydromulch	SY	\$4.00	6640	\$26,560.00
14	9" Rock Rubble	SY	\$280.00	284	\$79,520.00
15	Trench Excavation Protection	LF	\$1.00	280	\$280.00
DRAINAGE SUBTOTAL					\$707,010.00
Sanitary Sewer					
1	8" Sanitary Sewer Pipe (SDR 26)				
2	a. 6' - 10'	LF	\$42.00	3949	\$165,858.00
3	b. 10'-14'	LF	\$48.00	3404	\$163,392.00
4	c. 14'-18'	LF	\$58.00	3404	\$197,432.00
5	d. 18'-22'	LF	\$95.00	1498	\$142,310.00
6	6" Sanitary Sewer Lateral (SDR-26)	LF	\$34.00	9590	\$326,060.00
7	8"x6" Wyes	EA	\$180.00	274	\$49,320.00
8	Standard Manhole w/ Ring Encasement	EA	\$8,500.00	49	\$416,500.00
9	Vertical Stack	VF	\$180.00	1370	\$246,600.00
10	Manhole Extra Depth	VF	\$520.00	169	\$87,880.00
11	Tie into Existing Manhole	EA	\$250.00	6	\$1,500.00
12	Trench Excavation Protection	LF	\$1.00	21843	\$21,843.00
13	TV Video Sewer Line	LF	\$3.00	12253	\$36,759.00
SANITARY SEWER SUBTOTAL					\$1,855,454.00

Water					
1	8" C-900 PVC (DR 18) Pipe CL 235	LF	\$45.00	10188	\$458,460.00
2	12" C-900 PVC (DR 18) Pipe CL 235	LF	\$85.00	2800	\$238,000.00
3	3/4" Single Service, Short w/ 5/8" Meter	EA	\$700.00	137	\$95,900.00
4	3/4" Single Service, Long w/ 5/8" Meter	EA	\$900.00	137	\$123,300.00
5	8" Gate Valve, MJ w/ Valve Box	EA	\$2,250.00	20	\$45,000.00
6	2" Blowoff (Temporary)	EA	\$1,600.00	6	\$9,600.00
7	2" Blowoff (Permanent)	EA	\$1,800.00	5	\$9,000.00
8	1" Irrigation Service	EA	\$1,200.00	15	\$18,000.00
9	Standard Fire Hydrant Assembly	EA	\$6,000.00	26	\$156,000.00
10	Fittings	TON	\$9,000.00	9	\$81,000.00
11	Tie Into Existing Water Main	EA	\$8,500.00	4	\$34,000.00
12	Hydrostatic Testing	LS	\$5,000.00	3	\$15,000.00
13	Trench Excavation Protection	LF	\$1.00	12988	\$12,988.00
14	Joint Restraint	LS	\$10,000.00	3	\$30,000.00
15	Chlorination	LF	\$1.00	12988	\$12,988.00
16	Meter Box	EA	\$340.00	281	\$95,540.00
WATER SUBTOTAL					\$1,434,776.00
SUBTOTAL FOR IA#1					\$6,582,397.58
Soft Costs (20%)					\$1,316,479.52
GRAND TOTAL FOR IA#1					\$7,898,877.10

Talley Ho Major Improvements

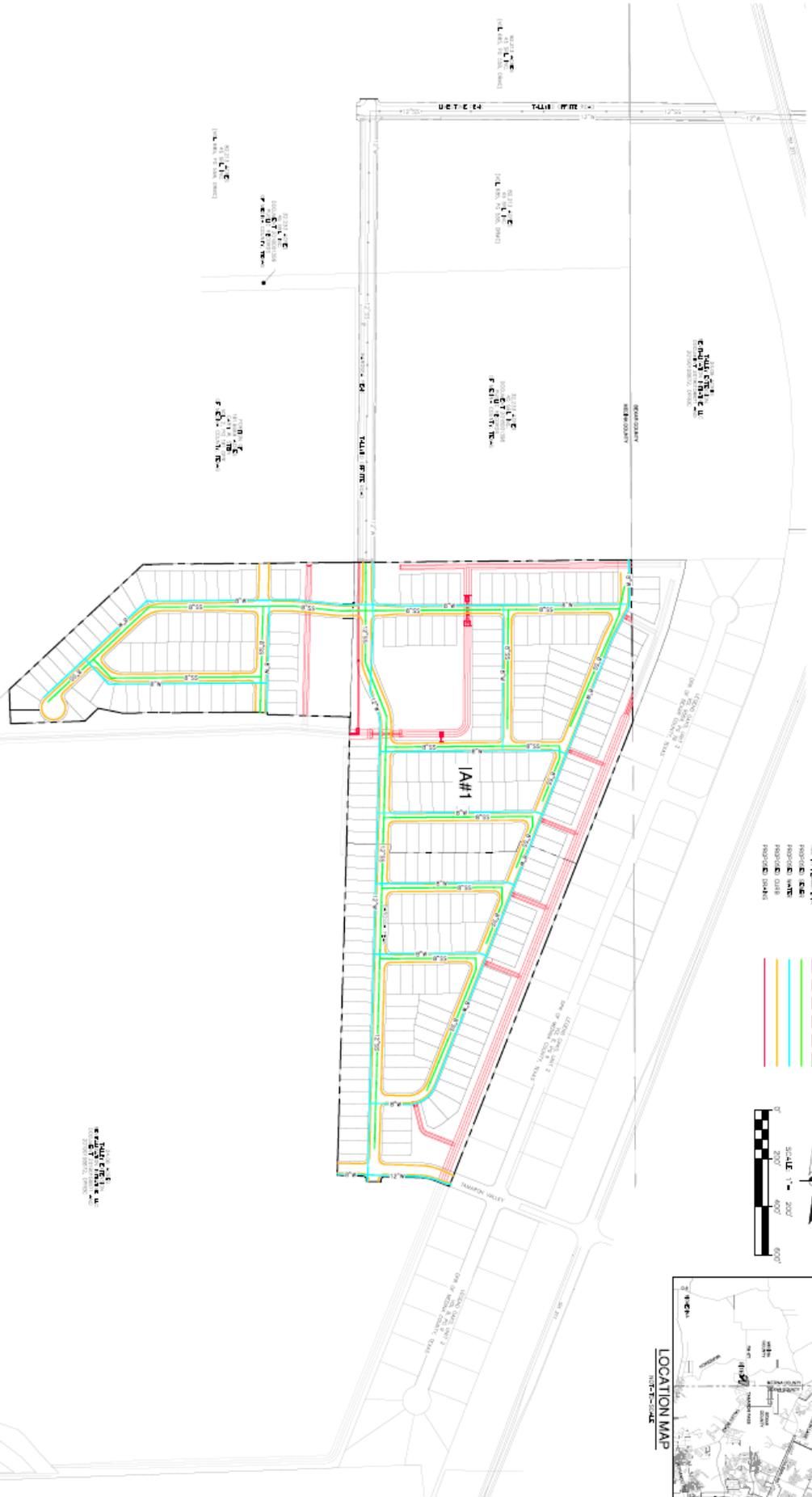
				Major Improvements	
Item No.	Description	Unit	Unit Cost	Quantity	ITEM TOTAL
Streets					
1	Mobilization	LS	\$10,000.00	1	\$10,000.00
2	Clearing (ROW, Lots, and Easements)	AC	\$2,200.00	48	\$105,600.00
3	Street Excavation (Up to ROW)	CY	\$2.75	15015	\$41,291.25
4	Street Embankment (Up to ROW)	CY	\$1.75	805	\$1,408.75
5	8" Lime Stabilized Subgrade	SY	\$2.00	14630	\$29,260.00
6	Lime	TON	\$260.00	366	\$95,160.00
7	17.5" Flexible Base (Temporary Turnaround) (will not be constructed as units are being b	SY		0	\$0.00
8	18" Flexible Base	SY	\$18.75	14630	\$274,312.50
9	2" Type D Asphalt	SY	\$13.25	13335	\$176,688.75
10	3" Type C Asphalt	SY	\$19.50	13335	\$260,032.50
11	2.5" Type D Asphalt (Temporary Turnaround) (will not be constructed as units are being	SY		0	\$0.00
12	2" Type D Asphalt (Black Base)	SY	\$12.50	160	\$2,000.00
13	2" Type C Asphalt (Black Base)	SY	\$12.50	160	\$2,000.00
14	9" Type B Asphalt (Black Base)	SY	\$70.00	160	\$11,200.00
15	Header Curb (295 LF - will not be constructed as units are being built concurrently)	LF	\$18.00	72	\$1,296.00
16	7" Standard Curb	LF	\$10.50	6595	\$69,247.50
17	Barricade Posts (7 EA - will not be constructed as units are being built concurrently)	LF	\$160.00	12	\$1,920.00
18	Concrete Sidewalk (Developer Responsibility)	SY	\$60.00	4315	\$258,900.00
19	ADA Wheelchair Ramps	EA	\$1,350.00	8	\$10,800.00
20	Signage and Striping	LS	\$14,000.00	1	\$14,000.00
21	TPDES Storm Water Pollution Prevention Plan	LS	\$37,000.00	1	\$37,000.00
STREET SUBTOTAL					\$1,402,117.25
Drainage					
1	Drain Excavation	CY	\$2.75	99985	\$274,958.75
2	Detention Basin Excavation	CY	\$2.75	34270	\$94,242.50
3	Detention Basin Embankment	CY	\$1.75	15380	\$26,915.00
4	Concrete Baffle Blocks	CY	\$2,300.00	2	\$4,600.00
5	24" Reinforced Concrete Pipe	LF	\$100.00	46	\$4,600.00
6	36" Reinforced Concrete Pipe	LF	\$170.00	316	\$53,720.00
7	48" Reinforced Concrete Pipe	LF	\$240.00	700	\$168,000.00
8	5'x5' 4-Way Inlet	EA	\$5,500.00	1	\$5,500.00
9	6'x6' 4-Way Inlet	EA	\$7,000.00	1	\$7,000.00
10	5'x5' Junction Box	EA	\$5,800.00	1	\$5,800.00
11	6'x6' Junction Box	EA	\$8,800.00	1	\$8,800.00
12	10' Curb Inlet	EA	\$9,500.00	2	\$19,000.00
13	5' Sidewalk Box	EA	\$4,400.00	1	\$4,400.00
14	Concrete Collars	CY	\$500.00	8	\$4,000.00
15	Curlex Enforcer Control Blankets	SY	\$4.50	17355	\$78,097.50
16	6" Concrete Rip-Rap	SY	\$145.00	58	\$8,410.00
17	Concrete U-Channel (Drain B)	SY	\$145.00	594	\$86,130.00
18	Concrete U-Channel (Drain C)	SY	\$145.00	1663	\$241,135.00
19	Concrete U-Channel (Drain D1)	SY	\$145.00	1103	\$159,935.00
20	Concrete U-Channel (Drain D3)	SY	\$145.00	7	\$1,015.00
21	Detention Outfall Structure	SY	\$145.00	297	\$43,065.00
22	6" Concrete Pilot Channel (Include 2" Gravel Filler)	SY	\$80.00	1343	\$107,440.00
23	Hydromulch (Drains/Basin)	SY	\$4.00	131207	\$524,828.00
24	9" Rock Rubble	SY	\$280.00	76	\$21,280.00
25	18" Rock Rubble	SY	\$280.00	405	\$113,400.00
26	Pipe Railing	LF	\$100.00	730	\$73,000.00
27	Trench Excavation Protection	LF	\$1.00	1062	\$1,062.00
DRAINAGE SUBTOTAL					\$2,140,333.75

Sanitary Sewer					
	12" Sanitary Sewer Pipe (SDR 26 160 PSI)				
1	a. 6' - 10'	LF	\$95.00	20	\$1,900.00
	12" Sanitary Sewer Pipe (SDR 26)				
2	a. 6' - 10'	LF	\$75.00	3626	\$271,950.00
3	b. 10'-14'	LF	\$86.00	301	\$25,886.00
4	c. 14'-18'	LF	\$110.00	490	\$53,900.00
5	d. 18'-24'	LF	\$140.00	1600	\$224,000.00
6	24" Steel Casing	LF	\$175.00	447	\$78,225.00
7	Standard Manhole w/ Ring Encasement	EA	\$8,500.00	17	\$144,500.00
8	Manhole Extra Depth	VF	\$520.00	118	\$61,360.00
9	Tie into Existing 30" Sewer Line w/ Doghouse Manhole	EA	\$10,000.00	1	\$10,000.00
10	Jack and Bore	LF	\$490.00	161	\$78,890.00
11	Trench Excavation Protection	LF	\$1.00	6037	\$6,037.00
12	TV Video Sewer Line	LF	\$3.00	6037	\$18,111.00
13	Revegetation (All Graded Areas Outside Streets/Lots/Drains must be re-seeded)	SY	\$3.00	5180	\$15,540.00
	SANITARY SEWER SUBTOTAL				\$990,299.00
Water					
1	12" C-900 PVC (DR 18) Pipe CL 235	LF	\$77.00	6485	\$499,345.00
2	12" HDPE DR 9 Pipe	LF	\$65.00	2132	\$138,580.00
3	12" Gate Valve, MJ w/ Valve Box	EA	\$4,500.00	12	\$54,000.00
4	16" Gate Valve, MJ w/ Valve Box	EA	\$12,000.00	2	\$24,000.00
5	2" Blowoff (Temporary)	EA	\$1,300.00	1	\$1,300.00
6	2" Blowoff (Permanent)	EA	\$2,500.00	3	\$7,500.00
7	Standard Fire Hydrant Assembly	EA	\$6,200.00	8	\$49,600.00
8	Fittings	TON	\$6,800.00	4	\$27,200.00
9	Tie Into Existing Water Main	EA	\$8,000.00	1	\$8,000.00
10	24" Steel Casing	LF	\$175.00	457	\$79,975.00
11	Jack and Bore	LF	\$490.00	191	\$93,590.00
12	Hydrostatic Testing	LS	\$4,500.00	1	\$4,500.00
13	Trench Excavation Protection	LF	\$1.00	8617	\$8,617.00
14	Joint Restraint	LS	\$33,300.00	1	\$33,300.00
15	Chlorination	LF	\$0.25	8617	\$2,154.25
16	Revegetation (All Graded Areas Outside Streets/Lots/Drains must be re-seeded)	SY	\$3.00	10073	\$30,219.00
	WATER SUBTOTAL				\$1,061,880.25
SH 211 Improvements					
0100-6002	PREPARING ROW	STA	\$200.00	29	\$5,800.00
0104-6009	REMOVING CONC (RIPRAP)	SY	\$23.00	56	\$1,276.50
0104-6015	REMOVING CONC (SIDEWALKS)	SY	\$18.00	77	\$1,386.00
0104-6017	REMOVING CONC (DRIVEWAYS)	SY	\$17.00	39	\$663.00
0105-6029	REMOVE STAB BASE & ASPH PAV (24")	SY	\$5.00	2166	\$10,830.00
0110-6001	EXCAVATION (ROADWAY)	CY	\$18.00	3296	\$59,328.00
0132-6004	EMBANKMENT (FINAL)(DENS CONT)(TY B)	CY	\$9.00	2587	\$23,283.00
0160-6003	FURNISHING AND PLACING TOPSOIL (4")	SY	\$2.75	10029	\$27,579.75
0164-6003	BROADCAST SEED (PERM) (RURAL) (CLAY)	SY	\$0.75	10029	\$7,521.75
0168-6001	VEGETATIVE WATERING	MG	\$5.00	339	\$1,695.00
0247-6041	FL BS (CMP IN PLC)(TYA GR1-2)(FNAL POS)	CY	\$47.00	2598	\$122,106.00
0260-6006	LIME TRT (EXST MATL) (6")	SY	\$3.25	8116	\$26,377.00
0260-6016	LIME (HYD, COM, OR QK)(SLURRY))	TON	\$260.00	94	\$24,440.00
0310-6027	PRIME COAT(MC-30 OR AE-P)	GAL	\$6.00	1555	\$9,330.00
0403-6001	TEMPORARY SPL SHORING	SF	\$150.00	75	\$11,250.00
0432-6001	RIPRAP (CONC)(4 IN)	CY	\$800.00	25	\$20,000.00
0432-6014	RIPRAP (STONE TY R)(DRY)(6 IN)	CY	\$200.00	7	\$1,366.00
0459-6007	GABION MATTRESSES (GALV)(12IN)	SY	\$360.00	63	\$22,572.00
0462-6006	CONC BOX CULV (5 FT X 2 FT)	LF	\$550.00	86	\$47,300.00
0462-6050	CONC BOX CULV (5 FT X 2 FT)(EXTEND)	LF	\$670.00	168	\$112,560.00
0466-6150	WINGWALL (FW-0)(HW=3 FT)	EA	\$9,500.00	2	\$19,000.00
0467-6001	SET (PIPE RUNNER ASSEMBLY)	EA	\$7,000.00	2	\$14,000.00
0467-6174	SET (TY I)(S= 5 FT)(HW= 3 FT)(6:1) (P)	EA	\$9,000.00	2	\$18,000.00
0480-6001	CLEAN EXIST CULVERTS	EA	\$2,200.00	2	\$4,400.00
0496-6004	REMOV STR (SET)	EA	\$700.00	2	\$1,400.00
0496-6005	REMOV STR (WINGWALL)	EA	\$1,200.00	2	\$2,400.00
0496-6008	REMOV STR (BOX CULVERT)	LF	\$160.00	24	\$3,840.00
0502-6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	\$2,500.00	6	\$15,000.00
0506-6002	ROCK FILTER DAMS (INSTALL) (TY 2)	LF	\$38.00	532	\$20,216.00
0506-6011	ROCK FILTER DAMS (REMOVE)	LF	\$33.00	532	\$17,556.00
0506-6020	CONSTRUCTION EXITS (INSTALL) (TY 1)	SY	\$2.25	1100	\$2,475.00
0506-6024	CONSTRUCTION EXITS (REMOVE)	SY	\$2.00	1100	\$2,200.00
0506-6038	TEMP SEDMT CONT FENCE (INSTALL)	LF	\$2.50	6845	\$17,112.50
0506-6039	TEMP SEDMT CONT FENCE (REMOVE)	LF	\$1.25	6845	\$8,556.25
0508-6001	CONSTRUCTING DETOURS	SY	\$105.00	1115	\$117,075.00
0512-6005	PORT CTB (FUR & INST)(F-SHAPE)(TY 1)	LF	\$50.00	750	\$37,500.00
0512-6029	PORT CTB (MOVE)(F-SHAPE)(TY 1)	LF	\$13.00	720	\$9,360.00
0512-6053	PORT CTB (REMOVE)(F-SHAPE)(TY 1)	LF	\$9.00	750	\$6,750.00
0529-6001	CONC CURB (TY I)	LF	\$11.50	500	\$5,750.00
0529-6020	CONC CURB & GUTTER (ARMOR CURB)	LF	\$260.00	14	\$3,640.00
0530-6005	DRIVEWAYS (ACP)	SY	\$55.00	312	\$17,160.00
0531-6002	CONC SIDEWALKS (5")	SY	\$60.00	410	\$24,600.00
0531-6019	CURB RAMPS (TY 2)	SY	\$100.00	53	\$5,300.00
0531-6027	CURB RAMPS (TY 10)	SY	\$130.00	54	\$7,020.00
0545-6001	CRASH CUSH ATTEN (INSTL)	EA	\$9,000.00	4	\$36,000.00
0545-6003	CRASH CUSH ATTEN (MOVE & RESET)	EA	\$1,200.00	4	\$4,800.00
0545-6005	CRASH CUSH ATTEN (REMOVE)	EA	\$1,100.00	4	\$4,400.00

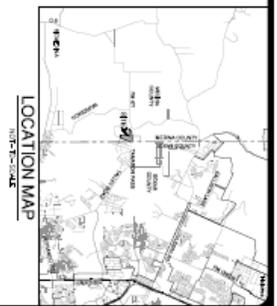
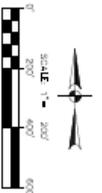
0550-6003	CHAIN LINK FENCE (REMOVE)	LF	\$20.00	61	\$1,220.00
0550-6006	GATE (REMOVE)	EA	\$500.00	1	\$500.00
0644-6001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	\$1,000.00	12	\$12,000.00
0644-6004	IN SM RD SN SUP&AM TY10BWG(1)SA(T)	EA	\$1,100.00	1	\$1,100.00
0644-6068	RELOCATE SM RD SN SUP&AM TY 10BWG	EA	\$530.00	4	\$2,120.00
0644-6076	REMOVE SM RD SN SUP&AM	EA	\$230.00	2	\$460.00
0662-6048	WK ZN PAV MRK REMOV (REFL) TY I-C	EA	\$12.00	4	\$48.00
0662-6050	WK ZN PAV MRK REMOV (REFL) TY II-A-A	EA	\$12.00	350	\$4,200.00
0662-6063	WK ZN PAV MRK REMOV (W)4"(SLD)	LF	\$2.25	1100	\$2,475.00
0662-6067	WK ZN PAV MRK REMOV (W)6"(SLD)	LF	\$3.50	11925	\$41,737.50
0662-6075	WK ZN PAV MRK REMOV (W)24"(SLD)	LF	\$18.00	60	\$1,080.00
0662-6080	WK ZN PAV MRK REMOV (W)(ARROW)	EA	\$530.00	1	\$530.00
0662-6095	WK ZN PAV MRK REMOV (Y)4"(SLD)	LF	\$2.25	1780	\$4,005.00
0662-6098	WK ZN PAV MRK REMOV (Y)6"(SLD)	LF	\$3.25	13500	\$43,875.00
0666-6030	REFL PAV MRK TY I (W)8"(DOT)(100MIL)	LF	\$7.00	150	\$1,050.00
0666-6036	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	LF	\$3.25	1776	\$5,772.00
0666-6048	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	LF	\$9.00	200	\$1,800.00
0666-6054	REFL PAV MRK TY I (W)(ARROW)(100MIL)	EA	\$410.00	10	\$4,100.00
0666-6078	REFL PAV MRK TY I (W)(WORD)(100MIL)	EA	\$520.00	8	\$4,160.00
0666-6102	REF PAV MRK TY I(W)36"(YLD TRI)(100MIL)	EA	\$60.00	5	\$300.00
0666-6156	REFL PAV MRK TY I(Y)(MED NOSE)(100MIL)	EA	\$530.00	1	\$530.00
0666-6170	REFL PAV MRK TY II (W) 4" (SLD)	LF	\$0.50	1640	\$820.00
0666-6174	REFL PAV MRK TY II (W) 6" (SLD)	LF	\$1.00	3894	\$3,894.00
0666-6176	REFL PAV MRK TY II (W) 8" (DOT)	LF	\$1.25	150	\$187.50
0666-6178	REFL PAV MRK TY II (W) 8" (SLD)	LF	\$1.00	1776	\$1,776.00
0666-6182	REFL PAV MRK TY II (W) 24" (SLD)	LF	\$3.50	67	\$234.50
0666-6184	REFL PAV MRK TY II (W) (ARROW)	EA	\$150.00	10	\$1,500.00
0666-6192	REFL PAV MRK TY II (W) (WORD)	EA	\$200.00	8	\$1,600.00
0666-6199	REFL PAV MRK TY II (W) 36" (YLD TRI)	EA	\$22.00	5	\$110.00
0666-6207	REFL PAV MRK TY II (Y) 4" (SLD)	LF	\$2.25	2148	\$4,833.00
0666-6210	REFL PAV MRK TY II (Y) 6" (SLD)	LF	\$3.50	8268	\$28,938.00
0666-6217	REFL PAV MRK TY II (Y) (MED NOSE)	EA	\$240.00	1	\$240.00
0666-6303	RE PM W/RET REQ TY I (W)4"(SLD)(100MIL)	LF	\$1.75	1640	\$2,870.00
0666-6309	RE PM W/RET REQ TY I (W)6"(SLD)(100MIL)	LF	\$4.75	3894	\$18,496.50
0666-6315	RE PM W/RET REQ TY I (Y)4"(SLD)(100MIL)	LF	\$1.75	2148	\$3,759.00
0666-6321	RE PM W/RET REQ TY I (Y)6"(SLD)(100MIL)	LF	\$1.25	8268	\$10,335.00
0672-6007	REFL PAV MRKR TY I-C	EA	\$7.00	146	\$1,022.00
0672-6009	REFL PAV MRKR TY II-A-A	EA	\$7.00	434	\$3,038.00
0677-6001	ELIM EXT PAV MRK & MRKS (4")	LF	\$1.00	16500	\$16,500.00
0677-6007	ELIM EXT PAV MRK & MRKS (24")	LF	\$6.00	60	\$360.00
3076-6006	D-GR HMA TY-B PG70-22	TON	\$190.00	1386	\$263,340.00
3076-6033	D-GR HMA TY-C SAC-B PG76-22	TON	\$195.00	813	\$158,535.00
3076-6066	TACK COAT	GAL	\$6.00	720	\$4,320.00
6185-6002	TMA (STATIONARY)	DAY	\$210.00	244	\$51,240.00
6185-6005	TMA (MOBILE OPERATION)	DAY	\$580.00	60	\$34,800.00
7171-6031	GRAVEL DRIVE (REMOVE & REPLACE)	SY	\$15.00	58	\$870.00
7211-6041	REMOVE ASPHALT DRIVEWAY PAVEMENT	SY	\$1.25	713	\$891.25
	SH 211 IMPROVEMENTS SUBTOTAL				\$1,709,747.00
	SUBTOTAL FOR MAJOR IMPROVEMENTS				\$7,304,377.25
	Soft Costs (20%)				\$1,460,875.45
	GRAND TOTAL FOR MAJOR IMPROVEMENTS				\$8,765,252.70
	GRAND TOTAL FOR IA#1 AND MAJOR IMPROVEMENTS				\$16,664,129.80

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

MATCH LINE "B" SEE THIS SHEET



- LEGEND**
- PROJECT BOUNDARY
 - EXISTING BOUNDARY
 - PROPOSED STORMWATER
 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED GAS



PAPE-DAWSON ENGINEERS
 2206 NW LOOP 416 | SAN ANTONIO, TX 78235 | 210.375.8300
 10300 Lakeshore Blvd. Suite 1000 | Dallas, TX 75243 | 214.343.1100

TALLY HO
 MEDINA COUNTY, TEXAS
 INTERNAL IMPROVEMENT MAP

PAPE-DAWSON ENGINEERS

2206 NW LOOP 416 | SAN ANTONIO, TX 78235 | 210.375.8300
 10300 Lakeshore Blvd. Suite 1000 | Dallas, TX 75243 | 214.343.1100

NO.	REVISION	DATE

DATE: 11/11/2023
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO.: 23-001
 SHEET NO.: 1 OF 1

APPENDIX D
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix D

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one Lot Type.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being Lots typically with a Lot width of approximately 50 feet.

A) Proposed Development

The following table shows the proposed residential units to be developed within the PID.

Table D-1
Proposed Development within the PID

Description	Proposed Development	
Lot Type 1 (50 Ft)	753	Units
Total	753	Units

Table D-2 below shows the proposed residential units within Improvement Area #1.

Table D-2
Proposed Development – Improvement Area #1

Description	Proposed Development	
Lot Type 1 (50 Ft)	275	Units
Total	275	Units

Table D-3 below shows the proposed residential units within the Future Improvement Area.

Table D-3
Proposed Development – Future Improvement Areas

Description	Proposed Development	
Lot Type 1 (50 Ft)	478	Units
Total	478	Units

B) Allocation of Assessments to Lots within Improvement Area #1

The total amount of the Improvement Area #1 Bonds which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is \$8,143,000. As shown above, there are a total of 275.00 residential units, resulting in an Assessment per unit of \$29,610.91 (i.e. \$8,143,000 ÷ 275.00 = \$29,610.91). Table D-4 on the following page sets forth the Assessment per unit within Improvement Area #1.

Table D-4
Assessment Per Unit – Improvement Area #1

Description	Planned No. of Units	Assessment per Lot		Total Assessments
Lot Type 1 (50 Ft)	275	\$29,610.91	Per dwelling unit	\$8,143,000
Total	275			\$8,143,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table D-5 below.

Table D-5
Projected Leverage – Improvement Area #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Average Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (50 Ft)	275	\$80,000	\$400,000	\$29,610.91	2.70	13.51

The projected tax rate equivalent per unit based on the estimated finished lot values and home values for each unit is shown in Table D-6.

Table D-6
Estimated Tax Rate Equivalent per unit – Improvement Area #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Average Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (50 Ft)	275	\$80,000	\$400,000	\$2,398.02	\$2.998	\$0.600

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the proposed Improvement Area #1 Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
COUNTY OF MEDINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE _____ **PRINCIPAL ASSESSMENT: \$** _____

As the purchaser of the real property described above, you are obligated to pay assessments to the County of Medina, Texas (the "County"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Talley Ho Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the County. The exact amount of each annual installment will be approved each year by the County Commissioners Court in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the County.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Medina County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF MEDINA

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Medina County.

APPENDIX F
IMPROVEMENT AREA #1 ASSESSMENT ROLL

**Appendix F-1
Improvement Area #1 Assessment Roll**

Parcel	52530
No. of Lots	275
Assessment	\$8,143,000

Year ¹	Principal	Interest ²	Administrative Expenses ³	Additional Interest	Capitalized Interest	Annual Installment
2025	\$0	\$379,598	\$0	\$0	(\$379,598)	\$0
2026	\$135,000	\$423,081	\$61,200	\$40,715	\$0	\$659,996
2027	\$140,000	\$416,500	\$62,424	\$40,040	\$0	\$658,964
2028	\$147,000	\$409,675	\$63,672	\$39,340	\$0	\$659,687
2029	\$153,000	\$402,509	\$64,946	\$38,605	\$0	\$659,059
2030	\$160,000	\$395,050	\$66,245	\$37,840	\$0	\$659,135
2031	\$168,000	\$387,250	\$67,570	\$37,040	\$0	\$659,860
2032	\$175,000	\$379,060	\$68,921	\$36,200	\$0	\$659,181
2033	\$183,000	\$370,529	\$70,300	\$35,325	\$0	\$659,153
2034	\$192,000	\$361,607	\$71,706	\$34,410	\$0	\$659,723
2035	\$201,000	\$352,247	\$73,140	\$33,450	\$0	\$659,837
2036	\$211,000	\$341,946	\$74,602	\$32,445	\$0	\$659,993
2037	\$221,000	\$331,132	\$76,095	\$31,390	\$0	\$659,617
2038	\$232,000	\$319,806	\$77,616	\$30,285	\$0	\$659,707
2039	\$243,000	\$307,916	\$79,169	\$29,125	\$0	\$659,210
2040	\$255,000	\$295,462	\$80,752	\$27,910	\$0	\$659,124
2041	\$268,000	\$282,394	\$82,367	\$26,635	\$0	\$659,396
2042	\$281,000	\$268,659	\$84,014	\$25,295	\$0	\$658,968
2043	\$296,000	\$254,257	\$85,695	\$23,890	\$0	\$659,842
2044	\$311,000	\$239,087	\$87,409	\$22,410	\$0	\$659,906
2045	\$326,000	\$223,149	\$89,157	\$20,855	\$0	\$659,160
2046	\$344,000	\$205,708	\$90,940	\$19,225	\$0	\$659,872
2047	\$362,000	\$187,304	\$92,759	\$17,505	\$0	\$659,567
2048	\$381,000	\$167,937	\$94,614	\$15,695	\$0	\$659,245
2049	\$402,000	\$147,553	\$96,506	\$13,790	\$0	\$659,849
2050	\$423,000	\$126,046	\$98,436	\$11,780	\$0	\$659,262
2051	\$446,000	\$103,416	\$100,405	\$9,665	\$0	\$659,486
2052	\$470,000	\$79,555	\$102,413	\$7,435	\$0	\$659,403
2053	\$495,000	\$54,410	\$104,461	\$5,085	\$0	\$658,956
2054	\$522,000	\$27,927	\$106,551	\$2,610	\$0	\$659,088
Total	\$8,143,000	\$8,240,765	\$2,374,085	\$745,995	(\$379,598)	\$19,124,247

¹The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Bonds.

² The interest is calculated using an interest rate of 4.875% in years 1 through 10 (2025-2034), 5.125% in years 11 through 20 (2035-2044) and 5.350% in years 21 through 30 (2045-2054). interest rate for years 1 through 30 under the Improvement Area #1 Bonds for the Improvement Area #1 Improvements.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix F-2
Assessment Roll by Lot Type

**Parcel
Assessment**

Lot Type 1 (50 ft)
\$29,610.91

Year ¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Annual Installment
2025	\$0	\$1,380	\$0	\$0	(\$1,380)	\$0
2026	\$491	\$1,538	\$223	\$148	\$0	\$2,400
2027	\$509	\$1,515	\$227	\$146	\$0	\$2,396
2028	\$535	\$1,490	\$232	\$143	\$0	\$2,399
2029	\$556	\$1,464	\$236	\$140	\$0	\$2,397
2030	\$582	\$1,437	\$241	\$138	\$0	\$2,397
2031	\$611	\$1,408	\$246	\$135	\$0	\$2,399
2032	\$636	\$1,378	\$251	\$132	\$0	\$2,397
2033	\$665	\$1,347	\$256	\$128	\$0	\$2,397
2034	\$698	\$1,315	\$261	\$125	\$0	\$2,399
2035	\$731	\$1,281	\$266	\$122	\$0	\$2,399
2036	\$767	\$1,243	\$271	\$118	\$0	\$2,400
2037	\$804	\$1,204	\$277	\$114	\$0	\$2,399
2038	\$844	\$1,163	\$282	\$110	\$0	\$2,399
2039	\$884	\$1,120	\$288	\$106	\$0	\$2,397
2040	\$927	\$1,074	\$294	\$101	\$0	\$2,397
2041	\$975	\$1,027	\$300	\$97	\$0	\$2,398
2042	\$1,022	\$977	\$306	\$92	\$0	\$2,396
2043	\$1,076	\$925	\$312	\$87	\$0	\$2,399
2044	\$1,131	\$869	\$318	\$81	\$0	\$2,400
2045	\$1,185	\$811	\$324	\$76	\$0	\$2,397
2046	\$1,251	\$748	\$331	\$70	\$0	\$2,400
2047	\$1,316	\$681	\$337	\$64	\$0	\$2,398
2048	\$1,385	\$611	\$344	\$57	\$0	\$2,397
2049	\$1,462	\$537	\$351	\$50	\$0	\$2,399
2050	\$1,538	\$458	\$358	\$43	\$0	\$2,397
2051	\$1,622	\$376	\$365	\$35	\$0	\$2,398
2052	\$1,709	\$289	\$372	\$27	\$0	\$2,398
2053	\$1,800	\$198	\$380	\$18	\$0	\$2,396
2054	\$1,898	\$102	\$387	\$9	\$0	\$2,397
Total	\$29,611	\$29,966	\$8,633	\$2,713	(\$1,380)	\$69,543

¹The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Bonds.

² The interest is calculated using an interest rate of 4.875% in years 1 through 10 (2025-2034), 5.125% in years 11 through 20 (2035-2044) and 5.350% in years 21 through 30 (2045-2054). interest rate for years 1 through 30 under the Improvement Area #1 Bonds for the Improvement Area #1 Improvements.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix F-3
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Outstanding Assessment
TBD	100	1	50'	\$29,610.91
TBD	100	2	50'	\$29,610.91
TBD	100	3	50'	\$29,610.91
TBD	100	4	50'	\$29,610.91
TBD	100	5	50'	\$29,610.91
TBD	100	6	50'	\$29,610.91
TBD	100	7	50'	\$29,610.91
TBD	100	8	50'	\$29,610.91
TBD	100	9	50'	\$29,610.91
TBD	100	10	50'	\$29,610.91
TBD	100	11	50'	\$29,610.91
TBD	100	12	50'	\$29,610.91
TBD	100	13	50'	\$29,610.91
TBD	100	14	50'	\$29,610.91
TBD	100	15	50'	\$29,610.91
TBD	100	16	50'	\$29,610.91
TBD	100	17	50'	\$29,610.91
TBD	100	18	50'	\$29,610.91
TBD	100	19	50'	\$29,610.91
TBD	100	20	50'	\$29,610.91
TBD	100	21	50'	\$29,610.91
TBD	100	22	50'	\$29,610.91
TBD	100	23	50'	\$29,610.91
TBD	100	24	50'	\$29,610.91
TBD	100	25	50'	\$29,610.91
TBD	100	26	50'	\$29,610.91
TBD	100	27	50'	\$29,610.91
TBD	100	28	50'	\$29,610.91
TBD	100	29	50'	\$29,610.91
TBD	100	30	50'	\$29,610.91
TBD	100	31	50'	\$29,610.91
TBD	100	32	50'	\$29,610.91
TBD	100	33	50'	\$29,610.91
TBD	100	34	50'	\$29,610.91
TBD	100	35	50'	\$29,610.91
TBD	100	36	50'	\$29,610.91
TBD	100	37	50'	\$29,610.91
TBD	101	1	50'	\$29,610.91
TBD	101	2	50'	\$29,610.91
TBD	101	3	50'	\$29,610.91

Appendix F-3
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Outstanding Assessment
TBD	101	4	50'	\$29,610.91
TBD	101	5	50'	\$29,610.91
TBD	101	6	50'	\$29,610.91
TBD	101	7	50'	\$29,610.91
TBD	101	8	50'	\$29,610.91
TBD	101	9	50'	\$29,610.91
TBD	101	10	50'	\$29,610.91
TBD	101	11	50'	\$29,610.91
TBD	101	12	50'	\$29,610.91
TBD	101	13	50'	\$29,610.91
TBD	101	14	50'	\$29,610.91
TBD	101	15	50'	\$29,610.91
TBD	101	16	50'	\$29,610.91
TBD	101	17	50'	\$29,610.91
TBD	101	18	50'	\$29,610.91
TBD	101	19	50'	\$29,610.91
TBD	101	20	50'	\$29,610.91
TBD	102	1	50'	\$29,610.91
TBD	102	2	50'	\$29,610.91
TBD	102	3	50'	\$29,610.91
TBD	102	4	50'	\$29,610.91
TBD	102	5	50'	\$29,610.91
TBD	102	6	50'	\$29,610.91
TBD	102	7	50'	\$29,610.91
TBD	102	8	50'	\$29,610.91
TBD	102	9	50'	\$29,610.91
TBD	102	10	50'	\$29,610.91
TBD	102	11	50'	\$29,610.91
TBD	102	12	50'	\$29,610.91
TBD	102	13	50'	\$29,610.91
TBD	102	14	50	\$29,610.91
TBD	102	15	50'	\$29,610.91
TBD	102	16	50'	\$29,610.91
TBD	102	17	50'	\$29,610.91
TBD	102	18	50'	\$29,610.91
TBD	102	19	50'	\$29,610.91
TBD	102	20	50'	\$29,610.91
TBD	102	21	50'	\$29,610.91
TBD	102	22	50'	\$29,610.91
TBD	102	23	50	\$29,610.91

Appendix F-3
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Outstanding Assessment
TBD	102	24	50'	\$29,610.91
TBD	102	25	50'	\$29,610.91
TBD	102	26	50'	\$29,610.91
TBD	102	27	50'	\$29,610.91
TBD	102	28	50'	\$29,610.91
TBD	102	29	50'	\$29,610.91
TBD	102	30	50'	\$29,610.91
TBD	102	31	50'	\$29,610.91
TBD	102	32	50'	\$29,610.91
TBD	102	33	50'	\$29,610.91
TBD	102	34	50'	\$29,610.91
TBD	102	24	50'	\$29,610.91
TBD	102	36	50'	\$29,610.91
TBD	102	37	50'	\$29,610.91
TBD	102	38	50'	\$29,610.91
TBD	102	39	50'	\$29,610.91
TBD	102	40	50'	\$29,610.91
TBD	104	1	50'	\$29,610.91
TBD	104	2	50'	\$29,610.91
TBD	104	3	50'	\$29,610.91
TBD	104	4	50'	\$29,610.91
TBD	104	5	50'	\$29,610.91
TBD	104	6	50'	\$29,610.91
TBD	104	7	50'	\$29,610.91
TBD	104	8	50'	\$29,610.91
TBD	104	9	50'	\$29,610.91
TBD	104	10	50'	\$29,610.91
TBD	104	11	50'	\$29,610.91
TBD	104	10	50'	\$29,610.91
TBD	104	11	50'	\$29,610.91
TBD	104	12	50'	\$29,610.91
TBD	104	13	50'	\$29,610.91
TBD	104	14	50'	\$29,610.91
TBD	104	15	50'	\$29,610.91
TBD	104	16	50'	\$29,610.91
TBD	105	1	50'	\$29,610.91
TBD	105	2	50'	\$29,610.91
TBD	105	3	50'	\$29,610.91
TBD	105	4	50'	\$29,610.91
TBD	105	5	50'	\$29,610.91

Appendix F-3
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Outstanding Assessment
TBD	105	6	50'	\$29,610.91
TBD	105	7	50'	\$29,610.91
TBD	105	8	50'	\$29,610.91
TBD	105	9	50'	\$29,610.91
TBD	105	10	50'	\$29,610.91
TBD	105	11	50'	\$29,610.91
TBD	105	12	50'	\$29,610.91
TBD	105	13	50'	\$29,610.91
TBD	105	14	50'	\$29,610.91
TBD	105	15	50'	\$29,610.91
TBD	105	16	50'	\$29,610.91
TBD	106	1	50'	\$29,610.91
TBD	106	2	50'	\$29,610.91
TBD	106	3	50	\$29,610.91
TBD	106	4	50'	\$29,610.91
TBD	106	5	50'	\$29,610.91
TBD	106	6	50'	\$29,610.91
TBD	106	7	50'	\$29,610.91
TBD	106	8	50'	\$29,610.91
TBD	106	9	50'	\$29,610.91
TBD	106	10	50'	\$29,610.91
TBD	106	11	50'	\$29,610.91
TBD	106	12	50'	\$29,610.91
TBD	106	13	50'	\$29,610.91
TBD	106	14	50'	\$29,610.91
TBD	106	15	50'	\$29,610.91
TBD	106	16	50'	\$29,610.91
TBD	106	17	50'	\$29,610.91
TBD	106	18	50'	\$29,610.91
TBD	106	19	50	\$29,610.91
TBD	107	1	50'	\$29,610.91
TBD	107	2	50'	\$29,610.91
TBD	107	3	50'	\$29,610.91
TBD	107	4	50'	\$29,610.91
TBD	107	5	50'	\$29,610.91
TBD	107	6	50'	\$29,610.91
TBD	107	7	50'	\$29,610.91
TBD	107	8	50'	\$29,610.91
TBD	107	9	50'	\$29,610.91
TBD	107	10	50'	\$29,610.91

Appendix F-3
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Outstanding Assessment
TBD	107	11	50'	\$29,610.91
TBD	107	12	50'	\$29,610.91
TBD	107	13	50'	\$29,610.91
TBD	107	14	50'	\$29,610.91
TBD	107	15	50'	\$29,610.91
TBD	107	16	50'	\$29,610.91
TBD	107	17	50'	\$29,610.91
TBD	107	18	50'	\$29,610.91
TBD	107	19	50'	\$29,610.91
TBD	107	20	50'	\$29,610.91
TBD	107	21	50'	\$29,610.91
TBD	107	22	50'	\$29,610.91
TBD	107	23	50'	\$29,610.91
TBD	107	24	50'	\$29,610.91
TBD	107	25	50'	\$29,610.91
TBD	107	26	50'	\$29,610.91
TBD	107	27	50'	\$29,610.91
TBD	107	28	50'	\$29,610.91
TBD	107	29	50'	\$29,610.91
TBD	107	30	50'	\$29,610.91
TBD	107	31	50'	\$29,610.91
TBD	107	32	50'	\$29,610.91
TBD	107	33	50'	\$29,610.91
TBD	107	34	50'	\$29,610.91
TBD	107	35	50'	\$29,610.91
TBD	107	36	50'	\$29,610.91
TBD	107	37	50'	\$29,610.91
TBD	107	38	50'	\$29,610.91
TBD	107	39	50'	\$29,610.91
TBD	107	40	50'	\$29,610.91
TBD	107	41	50'	\$29,610.91
TBD	107	42	50'	\$29,610.91
TBD	107	43	50'	\$29,610.91
TBD	107	44	50'	\$29,610.91
TBD	107	45	50'	\$29,610.91
TBD	107	46	50'	\$29,610.91
TBD	107	47	50'	\$29,610.91
TBD	108	1	50'	\$29,610.91
TBD	108	2	50'	\$29,610.91
TBD	108	3	50'	\$29,610.91

Appendix F-3
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Outstanding Assessment
TBD	108	4	50'	\$29,610.91
TBD	108	5	50'	\$29,610.91
TBD	108	6	50'	\$29,610.91
TBD	108	7	50'	\$29,610.91
TBD	108	8	50'	\$29,610.91
TBD	108	9	50'	\$29,610.91
TBD	108	10	50'	\$29,610.91
TBD	108	11	50'	\$29,610.91
TBD	108	12	50'	\$29,610.91
TBD	108	13	50'	\$29,610.91
TBD	108	14	50'	\$29,610.91
TBD	108	15	50'	\$29,610.91
TBD	108	16	50'	\$29,610.91
TBD	108	17	50'	\$29,610.91
TBD	108	18	50'	\$29,610.91
TBD	108	19	50'	\$29,610.91
TBD	108	20	50'	\$29,610.91
TBD	108	21	50'	\$29,610.91
TBD	108	22	50'	\$29,610.91
TBD	108	23	50'	\$29,610.91
TBD	109	1	50'	\$29,610.91
TBD	109	2	50'	\$29,610.91
TBD	109	3	50'	\$29,610.91
TBD	109	4	50'	\$29,610.91
TBD	109	5	50'	\$29,610.91
TBD	109	6	50	\$29,610.91
TBD	109	7	50'	\$29,610.91
TBD	109	8	50'	\$29,610.91
TBD	109	9	50'	\$29,610.91
TBD	109	10	50'	\$29,610.91
TBD	109	11	50'	\$29,610.91
TBD	109	12	50	\$29,610.91
TBD	109	13	50'	\$29,610.91
TBD	109	14	50'	\$29,610.91
TBD	109	15	50'	\$29,610.91
TBD	109	16	50'	\$29,610.91
TBD	109	17	50'	\$29,610.91
TBD	109	18	50'	\$29,610.91
TBD	109	19	50'	\$29,610.91
TBD	109	20	50'	\$29,610.91

Appendix F-3
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Outstanding Assessment
TBD	110	1	50'	\$29,610.91
TBD	110	2	50'	\$29,610.91
TBD	110	3	50'	\$29,610.91
TBD	110	4	50'	\$29,610.91
TBD	110	5	50'	\$29,610.91
TBD	110	6	50'	\$29,610.91
TBD	110	7	50'	\$29,610.91
TBD	110	8	50'	\$29,610.91
TBD	110	9	50'	\$29,610.91
TBD	110	10	50'	\$29,610.91
TBD	110	11	50'	\$29,610.91
TBD	110	12	50'	\$29,610.91
TBD	110	13	50'	\$29,610.91
TBD	110	14	50'	\$29,610.91
TBD	110	15	50'	\$29,610.91
TBD	111	1	50'	\$29,610.91
TBD	111	2	50'	\$29,610.91
TBD	111	3	50'	\$29,610.91
TBD	111	4	50'	\$29,610.91
TBD	111	5	50'	\$29,610.91
TBD	111	6	50'	\$29,610.91
TBD	111	7	50'	\$29,610.91
TBD	111	8	50'	\$29,610.91
TBD	111	9	50'	\$29,610.91
TBD	111	10	50'	\$29,610.91
TBD	111	11	50'	\$29,610.91
TBD	111	12	50'	\$29,610.91
TBD	111	13	50'	\$29,610.91
TBD	111	14	50'	\$29,610.91
TBD	111	15	50'	\$29,610.91
TBD	111	16	50'	\$29,610.91
TBD	111	17	50'	\$29,610.91
TBD	111	18	50'	\$29,610.91
TBD	111	19	50'	\$29,610.91
TBD	0	0	50'	\$29,610.91
Total			275	\$8,143,000